

# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, January 11, 1962

January 11, 1962.

City Hall

Lansing, Michigan.

The meeting was called to order by the Vice Chairman Morris M. Goldstein, January 11, 1962, at 7:30 P.M.

### ROLL CALL

Present: Messrs. Goldstein, Mrs. Houck, Jones, Kelley, English, Rasmusson (6).

Absent: Mr. Petroff, Mr. Mutz,

The minutes of the regular meeting of December 14, 1961, were approved.

An appeal by Eva Springer to convert an open front porch into an enclosed front porch, extending beyond established set-back line, but no further than present open front porch, ordinance not permitting building beyond established set-back line at 2110 Teel Avenue, was considered.

The petitioner was not present.

There were no objections.

It was moved by Rasmusson, supported by Houck, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely affect the adjoining properties, provided adequate footing as determined by the Building Commissioner is provided.

Adopted by a 6 yea and 0 nay vote.

Raymond Liepkalns appeared before the Board in connection with his appeal which was granted to reduce the front yard from 8½ feet to 0 feet at 122 W. South Street stating that he would also like to reduce the west side yard to 0 feet and change the size of the building.

The Board took no action on this matter and advised Mr. Liepkalns to file a new appeal so that his requests could be properly advertised.

The meeting adjourned at 8:20 P.M.

VICTOR G. LEYERER,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, February 8, 1962

February 8, 1962  
City Hall  
Lansing, Michigan

The meeting was called to order by the Chairman John A. Petroff, February 8, 1962, at 7:30 P.M.

### ROLL CALL

Present: Messrs. English, Goldstein, Mrs. Houck, Jones, Kelley, Mutz, Petroff, Rasmussen (8).

Absent: None.

The minutes of the regular meeting of January 11, 1962, were approved.

An appeal by Harold Lorenz to erect an addition reducing north front yard from 20 feet to 18 feet, ordinance requiring 20 foot set-back front yard area in "D-1" Professional Office District at 601 S. Grand Avenue, was considered.

The petitioner and his architect, Karl Krauss, Jr., were present and pointed out that the condition of the inside stairs is unsafe and impractical to use. They also pointed out that there is no development to the east to establish a definite set-back line.

There were no objections.

It was moved by Goldstein, supported by Mutz, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty due to the condition and location of the present stairs.

Adopted by an 8 yea and 0 nay vote.

An appeal by William B., William E., and Craig Wotring to erect an addition to present non-conforming building reducing rear yard from 25 feet to 0 feet, ordinance not permitting alterations or additions to non-conforming uses at 2213 and 2209 East Michigan Avenue, was considered.

The petitioner was not present.

Mr. Satterlee, 108 N. Magnolia Avenue, asked if there would be any openings in the west wall which would permit a driveway to N. Magnolia Avenue. He stated that a drive to Magnolia Avenue would be detrimental to his property but would have no objection if there were no openings in the west wall.

There were no other objections.

A letter from Harold Davis representing the petitioner asking for the tabling of this matter for 30 days was read.

It was moved by Mutz, supported by Houck, that the appeal be tabled to the next meeting.

Motion carried.

An appeal by Edward Assid to erect an 11 unit apartment building on Lot lacking 110 square feet of lot area, ordinance requiring one thousand square feet of lot area per family at 815 N. Capitol Avenue, was considered.

The petitioner was present and explained the drawings of his proposed building.

Janet Patterson, 814 N. Capitol Avenue, also representing Ernest Shassberger, 820 N. Capitol Avenue, questioned the parking area size and was concerned about the parking that might take place on N. Capitol Avenue.

Miss Elizabeth Henderson, 831 N. Capitol Avenue, also represented Mrs. Grace Henderson of the same address, stated that in her opinion the ordinance should be upheld.

Mr. Radamacher, 824 Seymour, expressed concern as to the type of living units proposed, he stated that he also represented Leon Grover and Helen Hall at 213 and 216 W. Jefferson.

Mr. Lewis Cascarelli, 823-25 N. Capitol Avenue, stated that he was merely interested in what should be developed on this property.

Mrs. Patterson pointed out some difficulty that had been experienced in parking on Capitol Avenue in the past in this area and



stated that she would have no objection if the development would be an improvement to the property and the developer could prove that there would be no parking problem on Capitol Avenue.

Both Mrs. Patterson and Miss Henderson felt that the parking area was not adequate.

Mr. Radamacher also felt that the ordinance should be enforced and asked for consideration of a wooden fence 5 feet high around the parking area if the appeal were granted.

After considerable discussion, it was moved by Houck, supported by English, that the appeal be not granted because of neighborhood objection.

Adopted by an 8 yeas and 0 nay vote.

An appeal by Raymond Liepkalns to erect a new building reducing the West side yard and the front yard to 0 feet, ordinance not permitting building beyond established setback line at 122 W. South Street, was considered.

The petitioner was present and explained that it was necessary for him to build a balcony on the west side of the proposed building and that he did not know that this would be considered a part of the building. He stated that because of the dimension of the lot the building could not be moved further to the east and still maintain an adequate area for a driveway and parking area. He pointed out that there is a drop off to the river immediately to the west of his lot.

There were no objections.

It was moved by Mutz, supported by Rasmussen, that the appeal be not granted.

Lost by a 4 yeas and 4 nay vote.

It was then moved by Goldstein, supported by English, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to the shape and location of the lot.

Adopted by a 6 yeas and 2 nay vote.

An appeal by C. Arthur Alm to erect an attached garage to house to three feet from west side property line, ordinance requiring 10% width of lot for side yard setback at 117 W. Miller Road, was considered.

The petitioner was present and pointed out that there is sufficient area between his property and the adjoining property to the west to prevent any damage to the adjoining property. This was supported by a letter from the adjoining property owner.

There were no objections.

It was moved by Houck, supported by Jones, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to the property having been developed before annexation.

Adopted by an 8 yeas and 0 nay vote.

The meeting adjourned at 9:10 P.M.

VICTOR G. LEYERER,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, March 8, 1962

The meeting was called to order by the Chairman, John A. Petroff, March 8, 1962, at 7:30 p.m.

### ROLL CALL

Present: Messrs. English, Goldstein, Mrs. Houck, Kelley, Mutz, Petroff, Rasmusson—7.

Absent: Mr. Jones—1.

The minutes of the regular meeting of February 8, 1962, were approved.

An appeal by Bernard Ackerman to erect an 8 ft. by 12 ft. advertising sign on a residential lot for a period not to exceed two years, ordinance not permitting advertising signs on residentially zoned property at the southeast corner of Churchill Avenue and Holmes Road, was considered. The petitioner was present representing Rose Hill Realty and under questioning stated that the advertising sign would be a part of a lot occupied by a house owned by Thomas Casey.

There were no objections.

It was moved by Rasmusson, supported by Kelley, that the appeal be not granted because the property is occupied by a residence.

Adopted by a 7 yea and 0 nay vote.

An appeal by Archie Potts to convert an open front porch into an enclosed porch extending beyond established set-back line, but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1523 Muskegon Street, was considered.

The petitioner was not present.

There were no objections.

It was moved by Mutz, supported by Houck, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty

as it will not adversely affect the adjoining properties, provided adequate footing as determined by the Building Commissioner is provided.

Adopted by a 7 yea and 0 nay vote.

An appeal by John K. Wright to erect an addition to front of house reducing front yard from 23.3 feet to 19.3 feet, ordinance not permitting building beyond established set-back line at 2728 Maplewood Street, was considered.

The petitioner was present and stated that the houses to the north are only 17 feet from the property line.

Mr. Charles Kiwala, 2626 Maplewood St., supported this testimony and stated that he had no objection to the granting of the appeal.

There were no objections.

It was moved by Kelley, supported by Goldstein, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty by providing adequate room.

Adopted by a 7 yea and 0 nay vote.

An appeal by Fine Bilt Homes to erect an 8 ft. by 24 ft. advertising sign on a residential lot for a period not to exceed two years, ordinance not permitting advertising signs on residentially zoned property at the southeast corner of Pleasant Grove Road and Holly Way, was considered.

The petitioner was present and called attention to the other signs in the city erected to advertise new subdivisions. The possible size of signs in the new subdivision were discussed at some length.

There were no objections.

It was moved by Goldstein, supported by Kelley, that the appeal be granted under (7) Section 36-12 of the Lansing Zoning Ordinance for a sign not to exceed 100 square feet for one year, to relieve a hardship permitting the necessary advertising for the sale of this property.

Adopted by a 6 yea, 1 nay vote.

An appeal by Fine Bilt Homes to erect an 8 ft. by 24 ft. advertising sign on a residential lot for a period not to exceed two years, ordinance not permitting advertising signs on residentially zoned property at the southwest corner of S. Wadsworth Dr. and Pleasant Grove Rd. was considered.

The petitioner was present.

Mr. Cornelius Barnes, 2216 Mary Ave., stated that he felt the ordinance should be upheld and that this type of sign should not be permitted.

Mr. Harold Beeman, 4007 Richmond, stated that he felt the sign requested would be too large and that an 8 ft. by 12 ft. sign would be more reasonable and that he objects to the appearance.

James Harman, 2300 Mary Ave., also questioned the size of the sign.

Mr. Fine stated that smaller signs are difficult for the traveling public to see.

It was moved by Goldstein, supported by Kelley, that the appeal be granted under (7), Section 36-12 of the Lansing Zoning Ordinance for a sign not to exceed 100 square feet for one year, to relieve a hardship by permitting the necessary advertising for the sale of this property.

Adopted by a 6 yea and 1 nay vote.

An appeal by Richard Hurth to convert an open front porch into a vestibule entrance extending beyond established setback line but no further than existing open porch at 239 Elvin Court, ordinance not permitting building beyond established setback line, was considered.

The petitioner was present.

There were no objections.

It was moved by Mutz, supported by Houck, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, provided adequate footing as determined by the Building Commissioner is provided, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 7 yea and 0 nay vote.

The tabled appeal signed by Craig Wotring to erect an addition to present non-conforming building reducing rear yard from 25 feet to 0 feet, ordinance not permitting alterations or additions to non-conforming uses at 2209 E. Michigan Ave., was considered.

Mr. Harold Davis represented the petitioner and presented a drawing of the area stating that it was his understanding that

there is a possibility of the present use being a permitted use in the new zoning ordinance. He stated that the old U-Rent-It Shop will be removed to provide off-street parking area. He believes the building should go to the rear property line with no window openings and that this would prevent any open space in the back of the building from becoming unsightly. He also stated that the residential property to the north was bought since the property on E. Michigan Ave. was zoned commercial and that the westerly line of the proposed building extended passes beyond the house to the north. He pointed out that the Wot-rings had owned this property since 1943 or 1944.

Mr. Wendell Bird, Attorney, represented Mrs. North whose property adjoins the subject property on the north. He stated that the present rear yard is not now unsightly but that a wall on the property line would cut off light and air and would reduce the view to the south and east from Mrs. North's property. He stated that Mrs. North had bought the property with knowledge that the adjoining property was commercially zoned but relied on the requirements of the ordinance. He also stated that Mr. C. G. Frederick of Porter Realty had made an appraisal of the property and stated that the building to the line would depreciate the residential property to the north by \$3,000.00, also that if a drive were constructed to the west on a lot owned by Wotring adjacent to the North home, her property value would be reduced by \$4,000.00. He indicated that this property was bought in 1952. It was pointed out that the drive could be constructed on the commercial property and Mr. Davis questioned the appraisal that shows a greater degree of damage on a lot used legally than by the wall erected through a variance.

Mr. Bird stated that Mrs. North feels that if the appeal is granted she should be compensated for her loss and then would have no objection.

After considerable discussion, it was moved by Kelley, supported by Goldstein, that the appeal be granted to reduce the rear yard from 25 feet to 15 feet under (7), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty by permitting necessary expansion of the present use of the property.

Adopted by a 7 yea and 0 nay vote.

It was moved by English, supported by Mutz, that the Board of Appeals ask the Building Inspector to check on subdivision advertising signs to determine their compliance with the ordinance.

Motion carried.

The meeting adjourned at 10:15 p.m.

VICTOR G. LEYERER,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, April 12, 1962

The meeting was called to order by the Chairman John A. Petroff, April 12, 1962, at 7:30 P.M.

### ROLL CALL

**PRESENT:** Messrs. English, Goldstein, Jones, Kelley, Mutz, Petroff, Rasmussen (7).

**ABSENT:** Mrs. Houck (1).

The minutes of the regular meeting of March 8, 1962, were approved.

An appeal by Lloyd E. Nequette to erect a home reducing front yard on Parkdale from 25 feet to 21.7 feet also reducing front yard on Clifton from 25 feet to 17.5 feet, ordinance requiring 25 foot front yard in "A" One Family Residence District at the S.E. corner of Parkdale and Shubel Street, was considered.

The petitioner was present and explained the drawings of his building and the location on the lot.

Mr. Woodrow Sanford, 1212 Parkdale and Mr. Edwin Sedlon, 1524 Shubel Street, reviewed the plans and stated that they had no objection.

Mr. Stuart Harrison, 1501 Clifton Avenue; Mr. John Beadle, 1415 Clifton Avenue; and Mrs. Pulver, 1406 Clifton Avenue; called by phone and asked to be in favor of this appeal.

There were no objections.

It was moved by Goldstein, supported by Mutz, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to an irregular shaped lot and the adjoining properties would not be adversely affected.

Adopted by a 7 yea and 0 nay vote.

An appeal by Russell S. Holliday to erect an addition to rear of house reducing rear yard to 24 feet, ordinance requiring 30 foot

rear yard at 114 W. Everettdale Ave., was considered.

Mrs. Holliday was present and explained their plans for the addition stating that the addition is necessary to provide adequate room.

There were no objections.

It was moved by English, supported by Kelley, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty and not adversely effect the surrounding area.

Adopted by a 7 yea and 0 nay vote.

An appeal by Albert Nickles to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 844 W. St. Joseph Street was considered.

The petitioner was present.

Mrs. Anna King, 710 S. Butler Boulevard appeared to state that she has no objection.

There were no other objections.

It was moved by Kelley, supported by Jones, that the appeal be granted providing adequate footing as determined by the Building Commissioner is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 7 yea and 0 nay vote.

An appeal by James L. Harmon to erect a new house reducing front yard area from 25 feet to 23 feet, ordinance requiring 25 foot front yard area at 115 W. Cavanaugh Road, was considered.

The petitioner was present and stated that the foundation for this building was dug in the winter and the front line was misjudged due to the location of the house

to the east and the change in the width of the street at the east edge of his property. It was pointed out that the street is a 50 foot street to the edge of his property and is a 60 foot street continuing west.

There were no objections.

It was moved by Goldstein, supported by Rasmusson, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to the change of width in the street and will not adversely effect the neighborhood.

Adopted by a 7 yea and 0 nay vote.

A letter from Edward Assid regarding his appeal of February 8, 1962, at 815 N. Capitol, was read and after brief discussion, was placed on file without action.

The meeting adjourned at 8:35 P.M.

VICTOR G. LEYRER,  
Secretary.

B/P



# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, May 10, 1962

Lansing, Michigan  
May 10, 1962  
City Hall

The meeting was called to order by the Chairman, John A. Petroff, May 10, 1962, at 7:30 P.M.

### ROLL CALL

Present—Messrs. English, Goldstein, Mrs. Houck, Jones, Kelley, Mutz, Petroff, Rasmusson—8.

Absent—None.

The minute sof the regular meeting of April 12, 1962, were approved.

An appeal by Lucile Schaar and Jessie Hart to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1415 Vine Street, was considered. The petitioner was present, there were no objections. It was moved by Houck, supported by English, that the appeal be granted providing adequate footing as determined by the Building Commissioner is provided under (6), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

An appeal by Robert Augenstein to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 2310 Forest Avenue, was considered. The petitioner was present, there were no objections. It was moved by Houck, supported by English, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

An appeal by the Lansing Hotel Roosevelt Corp. to erect an addition reducing rear yard from 7 feet to 0 feet, ordinance requiring 20 foot rear yard at 220 Seymour Street, was considered. A letter from the petitioner stating that they have no further interest in this appeal was read. It was moved by Mutz, supported by Rasmusson, that the appeal be not granted because of no further interest by the petitioner.

Adopted by an 8 yea and 0 nay vote.

An appeal by Claude Oberlin to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1408 Redwood Street, was considered. The petitioner was not present, there were no objections. It was moved by Houck, supported by English, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

An appeal by Bert Lehmann to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1422 Illinois Avenue, was considered. The petitioner was present, there were no objections. It was moved by Houck, supported by English, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided under (6), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

The meeting adjourned at 8:00 P.M.

VICTOR G. LEYRER,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, June 14, 1962

The meeting was called to order by the Chairman, John A. Petroff, June 14, 1962, at 7:30 P.M.

### ROLL CALL

Present—Messrs. Goldstein, Mrs. Houck, Jones, Kelley, Mutz, Petroff, Rasmusson—7.

Absent—Mr. English—1.

The minutes of the regular meeting of May 10, 1962, were approved.

An appeal by Donald Benson to erect a house reducing east and west front yards to 20 feet and north and south front yards to 10 feet, ordinance requiring 25 foot front yard in "A" One Family Residence District in the 1700 block of S. Pennsylvania Avenue, was considered. Joseph Lavey, attorney for Donald Benson, described the conditions of this property being completely surrounded by streets, assessed at \$850.00 which indicates a value of \$2500.00 is causing a hardship on the owner and in his opinion the Board of Appeals is the proper body to grant relief. Mr. Kraft, 1001 Pershing, asked for plans and was told no plans are available as yet; Mr. Allen, 1632 Alpha Street, inquired as to who owns the "V" to the east and was told it was city street property; Mr. Kenneth Weaver, 1700 Alpha Street, stated that at the time he purchased his property that he understood that this property was not going to be built upon and therefore objects to the granting of the appeal, believing that it would create a parking problem and that the road is a major outlet to a large subdivision and would detract from the property values in the area. Mr. Lavey stated that there are no plans at present to use this property for an office. Mr. Al Beystrum, 1729 S. Pennsylvania Avenue, also objects on the basis that it would detract from the adjoining properties values. Mrs. Schaffer, 1701 S. Pennsylvania, objected on the basis of rumors that the property would be used for an office building causing a parking situation. It was called to the Board's attention that the Planning Board on several occasions have recommended the vacating of the south leg of

this street thereby making the property usable.

It was moved by Mutz, supported by Goldstein, that the appeal be tabled and the matter referred to the Planning Board.

Adopted by a 6 yeas and 1 nay vote.

An appeal by Edward Shank to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch ordinance not permitting building beyond established set-back line at 1614 Robertson Avenue, was considered. The petitioner was present, there were no objections.

It was moved by Houck, supported by Kelley, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 7 yeas and 0 nay vote.

An appeal by Ralph Perna to surface front (south side) of non-conforming building and west side with porcelain enamel and change entrance according to plans, ordinance not permitting structural alterations to non-conforming uses at 424 W. Willow Street, was considered. The petitioner was present. Attorney Lawler called attention to the petition with 41 signers objecting to the granting of this appeal and called attention that this petition includes the owners across the street to the south and west and the adjacent properties to the east and north. He pointed out that the appeal is not consistent inasmuch as the request is for only two walls to be surfaced and that certainly the other two walls would be equally in need of repair. He also stated that the building is in excess of 50 years of age and that the granting of this appeal would amount to an extension of a non-conforming use which would allow it to continue for a long and extended time. He stated that if the appeal is granted there would be nothing to prevent their rebuilding the

inside and that the neighborhood does not want this use perpetuated. Miss Connie Perna inquired as to the number of objectors and was told by Mr. Lawler that 41 families, substantially the same as the signers of the petition opposing a previous appeal, had signed this petition. Miss Perna stated that it is their desire only to improve the building. Mr. Perna stated that they did not include the other two sides because of the expense that would be involved at this time. Mr. Ted Manton of the Standard Block Company, stated that he had been contacted regarding materials for the repair of this building and that the proposed remodeling material is of good quality, the same as the material in the shopping center nearby. Mr. Lawler stated that the people in the area have no animosity toward Mr. Perna but do object to the permanency of the non-conforming use.

It was moved by Kelley, supported by Houck, that the appeal be granted under (7), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Lost by a 4 yea and 3 nay vote.

An appeal by Albert Hodgson to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 321 W. Gier Street, was considered. The petitioner was present, there were no objections.

It was moved by Houck, supported by Kelley, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 7 yea and 0 nay vote.

An appeal by Robert Wildt to extend and enclose porch across front of house and 2 feet toward street or to enclose present porch and extend 2 feet toward street to convert an open front porch into an enclosed porch, ordinance not permitting building beyond established set-back line at 813 W. Saginaw Street, was considered. The petitioner was present and explained his plan to enclose the porch for a waiting room in connection with his doctor's office. Mrs. Anna Afondoulis represented her father, Gus Hospas, owner of property at 823-25 W. Saginaw Street, stated that the set-back line was established when the property for her father's store was rezoned and feels that it is unfair if all are not required to maintain this set-back and further she is concerned about the effect on her father's property if it must set-back further than the other commercial or business enterprises.

It was moved by Mutz, supported by Goldstein, that the appeal be tabled until the next meeting for further study.

Motion carried.

An appeal by Harold Beadle to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 412 S. Magnolia Street, was considered. The petitioner was present and stated that the company doing the remodeling was to get the building permit but had not done so and that this work is not completed. Mr. White of the Perma Lite Raybern Corp., stated that he assumed the owner was to get the permit and that it was a misunderstanding and that he takes full responsibility in this matter. He also stated that this will not change the appearance and that any work necessary to comply with the Board's requirements will be done.

It was moved by Houck, supported by Kelley, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 7 yea and 0 nay vote.

An appeal by Bob Savage to erect an illuminated advertising sign 8 ft. by 30 ft. on a residential lot for a period not to exceed 2 years, ordinance not permitting signs on residentially zoned property at 2700 S. Waverly Road, was considered. The petitioner was present and stated that he is developing 135 acres and that he has no neighbors to this property in the city. He described the sign as having large gold leaf letters and the architect Mr. Rigby showed a drawing of the proposed sign. He stated that this plat is now in the Auditor General's office for approval and he expects to work in this subdivision for the next couple of years before constructing any homes near the sign. All of the property in this area is farm land.

It was moved by Kelley, supported by Goldstein, that the appeal be granted under (7), Section 36-12 of the Lansing Zoning Ordinance to relieve a hardship by permitting the necessary advertising for the sale of this property.

Lost by a 5 yea and 2 nay vote.

It was then moved by Houck, supported by Rasmusson, that the matter be reconsidered.

Motion carried.



It was then moved by Mutz, supported by Rasmusson, that the appeal be granted under (7), Section 36-12 of the Lansing Zoning Ordinance, for a sign not to exceed 100 square feet to relieve a hardship by permitting the necessary advertising for the sale of this property.

Adopted by a 7 yea and 0 nay vote.

An appeal by Richard K. Brown to erect a building 30 ft. by 40 ft. to be used for installation and sale of mufflers only in "F" Commercial District, ordinance not permitting installation of mufflers in "F" Commercial District at 815 E. Michigan Avenue, was considered. The petitioner was present and pointed out that other appeals for this same use have been approved, that there will be no repair—only replacement, and that he is asking only for a variance of use and not of building. Mr. Carr, 809 Jerome, Mr. Roosa, 801 Jerome Street, objected because of the possibility of noise and fumes from gas and the discarded worn out mufflers in the rear yard. It was pointed out that the area around this building is zoned for "J" Parking District and that there is no opening to the north.

It was moved by Kelley, supported by Goldstein, that the appeal be granted under (7), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Adopted by a 7 yea and 0 nay vote.

An appeal by Robert L. Clem to convert an open carport into an enclosed carport extending beyond established set-back line but no further than present carport, ordinance not permitting building beyond established set-back line at 1306 W. Jolly Road,

was considered. The petitioner was present and stated that in addition to the reason given on the appeal blank the need for storage space is a further reason for this appeal. There were no objections.

It was moved by Houck, supported by Kelley, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Adopted by a 7 yea and 0 nay vote.

An appeal by Waverly Heights Building Corp. to erect 5 signs, one 4 ft. by 8 ft. and four 4 ft. by 6 ft. on any vacant lot or lot occupied by an unoccupied house in Waverly Heights No. 7 for a period not to exceed 2 years, ordinance not permitting advertising signs on residentially zoned property in the 2400 block of North Waverly Road (approximately), was considered. The petitioner was present and described the type of signs which would advertise luxury lots and improvements and said they would be distinctive colonial signs. He also stated that they may or may not be moved from one location to another. There were no objections.

It was moved by Goldstein, supported by Kelley, that the appeal be granted under (7), Section 36-12 of the Lansing Zoning Ordinance to relieve a hardship by permitting the necessary advertising for the sale of this property.

Adopted by a 7 yea and 0 nay vote.

The meeting adjourned at 10:30 P.M.

VICTOR G. LEYERER,  
Secretary.

# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, July 12, 1962

City Hall  
Lansing, Michigan

The meeting was called to order by the Chairman, John A. Petroff, July 12, 1962 at 7:30 P.M.

### ROLL CALL

Present: Messrs. Buhl, English, Jones, Mutz, Petroff, Rasmusson (6).

Absent: Messrs. Ghinelli and Kelley (2).

Mr. Rasmusson nominated Mr. Petroff for the office of Chairman for the term of 1 year.

It was moved by Mutz, supported by Buhl that the nominations be closed and a unanimous ballot be cast for Mr. John A. Petroff for the office of Chairman for 1 year.

Motion carried.

Mr. Jones nominated Mr. Justin English for the office of Vice-Chairman for the term of 1 year.

It was moved by Buhl, supported by Mutz that the nominations be closed and a unanimous ballot be cast for Mr. Justin English for the office of Vice-Chairman for 1 year.

Motion carried.

Mr. David Buhl nominated Mr. Raymond Guernsey for the office of Secretary for the term of 1 year.

It was moved by English, supported by Rasmusson that the nominations be closed and a unanimous ballot be cast for Mr. Raymond Guernsey for the office of Secretary for 1 year.

Motion carried.

An appeal by Emma Lake to convert an open front porch into an enclosed front porch extending beyond established set-

back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 216 S. Clemens St., was considered.

The petitioner was not present.

There were no objections.

It was moved by English, supported by Mutz, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Mary and Gust Fotis to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 517 N. Magnolia Ave., was considered.

The petitioner was present.

There were no objections.

It was moved by English, supported by Mutz, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

An appeal by Russell Slipkoski to erect an addition to home reducing front yard from 25 feet to 19 feet and west side yard from 8.75 feet to 4 feet, ordinance not permitting building beyond established set-back line of 25 feet in front yard and not less than 10% on side yard at 722 Parkway Dr., was considered.

The petitioner was present and pointed out the point of addition which would violate the side line due to irregular shape of lot.



There were no objections.

It was moved by Mutz, supported by Buhl, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to irregular shape of lot.

Motion carried.

An appeal by J. P. Carr to erect a 7 foot addition to garage reducing the established set-back line by 6 feet in the front yard, ordinance not permitting building beyond established set-back line at 1500 Lindbergh Dr., was considered.

The petitioner was present and presented pictures showing flood conditions in his area each spring and explained the necessary measures taken by him to protect his recreation and furnace room from flooding which reduces his garage space.

There were no objections.

It was moved by Rasmusson, supported by Jones, that the appeal be granted, to relieve a practical difficulty due to topographic conditions, under (6), Section 36-12 of the Lansing Zoning Ordinance.

Motion carried.

An appeal by Alonzo Swanson to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1612 William St., was considered.

The petitioner was present.

There were no objections.

It was moved by English, supported by Mutz, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried.

The tabled appeal by Donald Benson to erect a house reducing east and west front yards to 20 feet and north and south front yards to 10 feet, ordinance requiring 25 foot front yard in "A" One Family Residence District in the 1700 block of S. Pennsylvania Ave. was considered.

Upon explanation of the Planning Board's recommendation to the City Council regarding the vacating of the street adjacent to this property, it was moved by English, supported by Mutz, that this appeal again be tabled to await the action of the City Council.

Motion carried.

The tabled appeal by Robert Wildt to extend and enclose porch across front of house and two feet toward street or to enclose present front porch and extend two feet toward street or to convert an open front porch into an enclosed porch, ordinance not permitting building beyond established set-back line, was again considered.

It was noted that sufficient area exists to provide for the necessary expansion of this building.

It was moved by Jones, supported by Buhl, that the appeal be not granted because no hardship was shown (813 West Saginaw).

Motion carried.

A letter from Morris Goldstein, retired Board member, expressing his appreciation for the gavel and letter and the opportunity of having worked with members of the Board of Appeals, was read and placed on file.

The meeting adjourned at 8:25 P.M.

VICTOR G. LEYERER,  
Secretary.

B/S

# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, August 9, 1962

The meeting for the Public Hearing was called to order by the Vice Chairman Justin G. English, August 9, 1962, at 7:30 p.m.

Because of the absence of Messrs. Ghinelli, Jones and Petroff, the meeting was recessed after the hearing until the Special Meeting of August 10, 1962, at 12:00 Noon, called to order by Vice Chairman Justin G. English.

### ROLL CALL

Present: Messrs. Buhl, English, Jones, Kelley, Mutz, Rasmussen (6).

Absent: Messrs. Ghinelli, Petroff (2).

The minutes of the regular meeting of July 12, 1962, were approved.

An appeal by Crist Passarelli to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1020 E. High St., was considered.

The petitioner was not present.

There were no objections.

It was moved by Buhl, supported by Mutz, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried by a 6 yeas and 0 nays vote.

An appeal by John W. Neill to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 315 Westmoreland Ave., was considered.

The petitioner was not present.

Mr. McCoy, 321 Westmoreland, was present but had no objections.

There were no other objections.

It was moved by Buhl, supported by Mutz, that the appeal be granted providing

adequate footing as determined by the Building Commissioner is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried by a 6 yeas and 0 nays vote.

An appeal by Barney Cox to erect a vestibule entrance to front of house extending beyond established set-back line, ordinance not permitting building beyond established set-back line at 1021 E. Kalamazoo St., was considered.

The petitioner was not present.

Mr. Paspas, Capitol City Lumber Company, stated they will have gable roof on dwelling.

There were no objections.

It was moved by Buhl, supported by Mutz, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 6 yeas and 0 nays vote.

An appeal by James Miller to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1020 Queen St., was considered.

The petitioner was present.

There were no objections.

It was moved by Buhl, supported by Mutz, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 6 yeas and 0 nays vote.

The meeting adjourned at 12:10 p.m.

RAYMOND C. GUERNSEY,  
Secretary.

B/C



# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, September 13, 1962

The meeting for the public hearing was called to order by the Chairman, John A. Petroff, September 13, 1962, at 7:30 p.m.

Because of the absence of Messrs. Ghinelli, English and Kelley, the meeting was recessed after the hearing until the Special Meeting of September 14, 1962, at 1:00 p.m., called to order by the Chairman, John A. Petroff.

### ROLL CALL

Present: Messrs. Buhl, English, Jones, Mutz, Petroff, Rasmusson (6).

Absent: Messrs. Ghinelli, Kelley (2).

The minutes of the Special Meeting of August 10, 1962, were approved.

An appeal by Fred Kruger to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 732 N. Hayford St., was considered.

The petitioner was present.

There were no objections.

It was moved by Rasmusson, supported by Jones, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided under (6), section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried by a 6 yeas and 0 nay vote.

An appeal by L. E. Peck to convert an open front porch into an enclosed front porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 212 N. Eighth St., was considered.

The petitioner was present.

There were no objections.

It was moved by Rasmusson, supported by Jones, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided, under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried by a 6 yeas and 0 nay vote.

An appeal by John Benson to erect a new building to 6 feet from side property line, ordinance requiring 10% of the width of the lot for side yard area at 3408 S. Cedar St. was considered.

The petitioner was present.

There were no objections.

Attorney Joseph Lavey spoke in favor of the appeal and stated that it was before the Board before and denied but because of the traffic problem of ingress and egress at S. Cedar St. the appeal should be granted.

Roy Becker, 404 Syringa Dr., spoke in favor of the appeal stating that he would prefer this use rather than a drive-in use.

It was moved by Buhl, supported by Rasmusson, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve an unusual practical difficulty and to eliminate a possible traffic hazard.

Motion carried by a 6 yeas and 0 nay vote.

An appeal by Ellen Taylor to convert an open front porch into an enclosed porch using a portion of porch as an addition to living room, ordinance not permitting building beyond established set-back line at 409 Paris Ave. was considered.

The petitioner was present.

There were no objections.

It was moved by Mutz, supported by Buhl, that the appeal be denied because it would permit the projection of a living area into the required front yard and no hardship is shown.

Motion carried by a 6 yea and 0 nay vote.

An appeal by Eugene Townsend to convert a one car carport into a two car garage reducing side yard to five feet, ordinance requiring 10% of the width of the lot for side yard area at 115 W. Cavanaugh Rd., was considered.

The petitioner was present and spoke in favor of the appeal.

There were no objections.

It was moved by Buhl, supported by Rasmusson, that the appeal be granted, under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty by providing an enclosure for his automobiles, and it will not adversely affect the adjacent properties.

Motion carried by a 6 yea and 0 nay vote.

An appeal by Harold Paulson to erect a new home reducing rear yard from 30 feet to 11 feet, ordinance requiring 30 foot rear yard at 2301 Wellesley, was considered.

The petitioner was present, also G. Schultz, representing the Neller Realty Co. and Mr. Hengesbach, contractor. Mr. Schultz asked that the appeal be granted in order to maintain the uniform align-

ment of buildings within the subdivision.

There were no objections.

It was moved by Mutz, supported by Jones, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Motion carried by a 6 yea and 0 nay vote.

An appeal by Robert L. Clem to erect an attached garage to house reducing side yard from 6' 4" to 4' 4", ordinance requiring 10% of width of lot for side yard area at 1300 W. Jolly Rd., was considered.

The petitioner was present and spoke in favor of the petition and requested that the appeal be granted because the topography of the lot will not permit the development of a normal garage arrangement.

It was moved by Buhl, supported by Mutz, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty due to the topography of the lot and it will not adversely affect the adjoining properties.

There were no objections.

Motion carried by a 6 yea and 0 nay vote.

The meeting adjourned at 1:40 p.m.

RAYMOND C. GUERNSEY,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, October 11, 1962

The meeting was called to order by the Chairman, John A. Petroff, October 11, 1962, at 7:30 P.M.

### ROLL CALL

Present: Messrs. Buhl, English, Ghinelli, Jones, Kelley, Mutz, Petroff—7.

Absent: Mr. Rasmusson—1.

The minutes of the Special Meeting of September 14, 1962, were approved.

An appeal by Andrew Korinek to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present porch, ordinance not permitting building beyond established set-back line at 922 Farrand Street. The petitioner was present there were no objections. It was moved by English, supported by Buhl, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided, under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 7 yea and 0 nay vote.

An appeal by Lawrence & Neicie Adams to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch at 700 S. Pennsylvania Avenue, ordinance not permitting building beyond established set-back line at this address, was considered. The petitioner was present, there were no objections. It was moved by English, supported by Buhl, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided, under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 7 yea and 0 nay vote.

An appeal by Joseph Patterson to convert an open front porch into an enclosed porch extending beyond established set-

back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1715 W. Saginaw Street, was considered.

The petitioner was present.

Mr. and Mrs. Bruce Seegraves, 1713 Saginaw Street, protested because it would cut off their view, air and sunlight.

It was moved by Butz, supported by English, that the appeal be tabled for one meeting so that the Board would have further opportunity to study the situation.

Motion carried.

An appeal by William F. Amato to erect a new home reducing rear yard from 25 feet to 12 feet, ordinance requiring 25 foot rear yard at 624 Edison Avenue, was considered. Mr. Amato stated that he desired to relocate his house in accordance with the set-back requirements that now exist in the Zoning Ordinance.

Chairman Petroff recommended that Mr. Amato submit a plot plan to Mr. Busley, City Building Inspector, for his approval.

It was moved by Kelley, supported by English, that the petition be tabled for 30 days to allow for the possibility of a further variance in the ordinance due to the irregular shape of the lot.

Motion carried.

An appeal by Lurea Building Company to erect a new home reducing rear yard from 30 feet to 20 feet, ordinance requiring 30 feet rear yard in "A" One Family Residence District at 4906 Conners Avenue, was considered.

Messrs. Burko and Michel represented the Lurea Building Corporation.

Mr. Clyde Stevens, Surveyor and Engineer, stated that Section 36-1 of the Zoning Ordinance did not allow the flexibility that was allowed in the previous zoning ordinance. He recommended that the ordinance be revised to allow more lee-way in siting homes on corner lots.

Mr. Stevens was informed that a new zoning ordinance is now in preparation that will allow more flexibility in problems of this nature.

It was moved by Kelley, supported by Buhl, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not affect the adjoining properties.

Adopted by a 7 yea and 0 nay vote.

An appeal by John Potter to alter front, remove and replace roof of non-conforming use building, ordinance not permitting structure alterations to non-conforming uses at 426 W. Ottawa Street, was considered.

Mr. Potter was present and stated that he felt this was a hardship because his tenants have indicated they will leave if the building is not remodeled, the non-conforming use of a doctor's office has been in use for 22 years, that he desires to spend money to improve his structure to help up-grade the surrounding neighborhood, the Appeals Board in times past had allowed another professional office use to be located within this same block and he therefore feels it would be proper to allow him the same variance.

The Chairman received a legal opinion from the City Attorney, it was read and placed on file.

It was moved by Kelley, supported by Jones, that the appeal be granted under (7), Section 36-12 of the Lansing Zoning Ordinance, because the code would impose a particular hardship on the appellant, because similar uses exist in the area, and because the surrounding property will not be adversely affected.

Adopted by a 6 yea and 1 nay vote.

An appeal by Glenn Towsley to erect a vestibule entrance to front of house, ordinance not permitting building beyond established set-back line at 1114 Greenwood Avenue, was considered.

The petitioner was present, There were no objections.

It was moved by English, supported by Buhl, that the appeal be granted, providing adequate footing as determined by the Building Commissioner is provided, under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by a 7 yea and 0 nay vote.

The meeting adjourned at 8:45 P.M.

RAYMOND C. GUERNSEY,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, November 8, 1962

The meeting was called to order by the Chairman, John A. Petroff, November 8, 1962, at 7:30 P.M.

### ROLL CALL

Present: Messrs. Buhl, English, Ghinelli, Jones, Kelley, Mutz, Petroff, Rasmusson —8.

Absent: None.

The minutes of the regular meeting of October 11, 1962, were approved.

An appeal by Charles Partridge to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 422 S. Magnolia Street, was considered.

The petitioner was present, there were no objections.

It was moved by Buhl, supported by Mutz, that the appeal be granted, providing adequate footing as determined by the Building Commissioner, is provided, under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

An appeal by the Capital Plating Company to permit the extension of a district where the boundary line of a district divides a lot, the Board of Appeals has authority to move zoning district boundary lines where a lot is divided by two zonings, at 1801 Bassett Street, was considered.

Mr. Robert Taylor represented the Capital Plating Co. and spoke in favor of the petition. Miss Virginia Wiehn, 1609 Comfort Street; Mr. and Mrs. Leland Hodges, 1521 Comfort; Mr. & Mrs. Clinton Eaton, 1618 Comfort Street; Mr. & Mrs. Donald Hunt, 1601 Comfort Street were present and asked questions concerning the petition.

There were no objections.

It was moved by Mutz, supported by Jones, that the appeal be granted under (2), Section 36-12 of the Lansing Zoning Ordinance which permits the extension of a district where the boundary line of a district divides a lot held in a single ownership at the time of the passage of Ordinance 154, with a 5 ft. 6 in. redwood louvered fence along the east line.

Adopted by an 8 yea and 0 nay vote.

An appeal by Denver W. Brown to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 546 Isbell Street, was considered.

Mr. Jersey represented the petitioner and spoke in favor of the appeal.

There were no objections.

It was moved by Buhl, supported by Mutz, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, providing adequate footing as determined by the Building Commissioner is provided, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

An appeal by Burton Hawn to erect a garage and addition to home reducing front yard requirement on Wildwood Avenue from 25 feet to 17½ feet, ordinance requiring 25 feet at 600 Fenton Street, was considered.

Mr. Charles Updick, Architect, represented the appellant and spoke in favor of the granting of the appeal.

There were no objections.

It was moved by Buhl, supported by Rasmusson, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty due to topographical conditions, as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

An appeal by Myrta E. Thompson to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 512 Ash Street, was considered.

The petitioner was present.

There were no objections.

It was moved by Buhl, supported by Mutz, that the appeal be granted under (6), Section 36-12 of the Lansing Zoning Ordinance, providing adequate footing as determined by the Building Commissioner is provided, to relieve a practical difficulty as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

An appeal by J. Colbert to erect a vestibule entrance to front of house beyond established set-back line, ordinance not permitting building beyond established set-back line at 1029 Cooper Avenue, was considered.

The petitioner was present.

There were no objections.

It was moved by Kelley, supported by Ghinelli, that the appeal be granted, provided adequate footing as determined by the Building Commissioner is provided, under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical

difficulty as it will not adversely affect the adjoining properties.

Adopted by an 8 yea and 0 nay vote.

The tabled appeal of Joseph Patterson to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1715 W. Saginaw Street was again considered. It was moved by Jones, supported by Buhl, that the appeal be granted provided adequate footing as determined by the Building Commissioner is provided under (6), Section 36-12 of the Lansing Zoning Ordinance, to relieve a practical difficulty and help alleviate the adverse affect of the heavy street traffic as it will not adversely affect the surrounding properties.

Adopted by an 8 yea and 0 nay vote.

The tabled appeal by William F. Amato to erect a new home reducing rear yard from 25 feet to 12 feet, ordinance requiring 25 foot rear yard at 1604 Alpha Street, was again considered.

It was moved by Kelley, supported by Jones, that the appeal be denied because of no further interest by the petitioner.

Adopted by an 8 yea and 0 nay vote.

The meeting adjourned at 8:30 P.M.

RAYMOND C. GUERNSEY,  
Secretary.



# OFFICIAL PROCEEDINGS OF THE BOARD OF APPEALS OF THE CITY OF LANSING

## Proceedings, December 13, 1962

The meeting was called to order by the Chairman, John A. Petroff, December 13, 1962, at 7:30 p.m.

### ROLL CALL

Present: Messrs. Buhl, English, Jones, Kelley, Mutz, Petroff, Rasmusson—7.

Absent: Mr. Ghinelli—1.

The minutes of the regular meeting of November 8, 1962 were approved.

An appeal by Frank Basel to convert an open front porch into an enclosed porch extending beyond established set-back line but no further than present open front porch, ordinance not permitting building beyond established set-back line at 1219 N. Walnut St., was considered.

The petitioner, Mr. Basel, was late arriving at the meeting but was allowed to speak in favor of his appeal at the end of the hearing.

Mr. Howard J. Rother, 1231 N. Walnut St., Mr. Forrest Strong, 1213 N. Walnut St., Mr. Howard McIlwain, 1216 N. Walnut St., and Mr. Ormel Young of 1212 N. Walnut St., spoke in favor of the appeal stating that the building has been unsightly for a period of time and expressed their desire for the appeal to be granted.

It was moved by Kelley, supported by English that the appeal be granted under (6) Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely effect the adjoining properties.

Adopted by a 7 yea, 0 nay vote.

An appeal by Francis Fine to permit the erection of a 100 sq. ft. sign on any lot in Holly Park No. 3 Subd. where no home is erected or on a lot where a model home is open for a period not exceeding two (2) years, ordinance not permitting advertising signs exceeding 10 sq. ft. in the "A" One Family Residence District was considered.

There were no objections.

Mr. Fine was present and spoke in favor of his appeal.

It was moved by Kelley, supported by Buhl, that the appeal be granted, under (7) Section 36-12 of the Lansing Zoning Ordinance for a sign not to exceed 100 sq. ft. for two years, to relieve a hardship by permitting the necessary advertising for the sale of this property.

Adopted by a 7 yea, 0 nay vote.

An appeal by Lurea Builders at 3527 W. Holmes Rd. to erect a new home reducing front yard from 45 feet to 25 feet, ordinance not permitting building beyond established set-back line was considered.

Mr. Frank Michel, representative and builder for Lurea Builders was present at the hearing and stated that work had been stopped after a building permit had been issued.

Annie Nicall, 738 E. Kalamazoo St., Margaret Rouse, 12047 E. Chadwick Rd., DeWitt, and Walter Bradley, 3611 W. Holmes Rd., stated their objections to the appeal being granted because the projection of this structure was 20 feet in front of other houses in this area.

It was moved by Kelley, supported by English that the appeal be tabled to allow for further study and to contact the Building Inspector and City Attorney.

Motion carried.

An appeal by Seymour Foster to erect a new home reducing rear yard from 30 feet to 23 feet, ordinance requiring 30 foot rear yard in the "A" One Family Residence District at the northwest corner of Fairway Lane and Fairway Ct. was considered.

Mr. Don Hodney, builder, and Mr. Thomas Corr, developer of the subdivision were present and spoke in favor of the petition.

There were no objections.

It was moved by Buhl, supported by Jones that the appeal be granted under (6) Section 36-12 of the Lansing Zoning

Ordinance to relieve a practical difficulty as it will not adversely effect the surrounding area.

Adopted by a 7 yea, 0 nay vote.

An appeal by Dr. A. G. Benedict to erect a new home reducing rear yard from 30 feet to 23 feet, ordinance requiring 30 foot rear yard in the "A" One Family Residence District at the southwest corner of Hampshire Rd., and Hampden Dr. was considered.

Mr. Don Hodney, builder and Mr. Frank Huisgen spoke in favor of the petition.

There were no objections.

It was moved by Buhl, supported by Jones, that the appeal be granted under (6) Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty as it will not adversely effect the surrounding area.

Adopted by a 7 yea, 0 nay vote.

An appeal by Donald L. Moore to vary lot area requirements from 4000 sq. ft. to 3267 sq. ft. to accommodate conversion to two (2) family use, (307 Jones St.) ordinance requiring a lot area of not less than two thousand sq. feet per family in the "C" Two Family Residence District was considered.

The petitioner was present.

There were no objections.

It was moved by Kelley, supported by Jones that the appeal be granted under (7)

Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Adopted by a 6 yea, 1 nay vote.

An appeal by Leo A. Farhat to vary lot area requirements from 4000 sq. ft. to 3220 sq. ft. to accommodate conversion to two (2) family use, ordinance requiring a lot area of not less than two thousand sq. ft. per family in the "C" Two Family Residence District at 514 W. Jefferson St. was considered.

The petitioner was present.

There were no objections.

It was moved by Kelley, supported by Buhl, that the appeal be granted under (7) Section 36-12 of the Lansing Zoning Ordinance to relieve a practical difficulty.

Adopted by a 7 yea, 0 nay vote.

A tabled appeal by Donald Benson, owner of property in the 1700 block of S. Pennsylvania Ave. to erect a house reducing east and west front yards to 20 feet and north and south front yards to 10 feet, ordinance requiring 25 foot front yard in the "A" One Family Residence District was again considered.

It was moved by Mutz, supported by Kelley, that the petition be denied because of no further interest by the petitioner.

Adopted by a 7 yea, 0 nay vote.

The meeting adjourned at 8:40 p.m.

RAYMOND C. GUERNSEY,  
Secretary.